

## Fire Protection Plan

### Existing Condition

The Rodeo Ground project site is located within the jurisdiction of the June Lake Fire Protection District (JLFPD). There is one fire station in the June Lake area, which is located approximately 1.5 miles to the northeast of the Rodeo Grounds project site adjacent to State Route 158. The JLFPD is operated on a volunteer basis, and consists of one part time Fire Chief and 15 volunteers. Equipment includes one ladder truck with a 65' ladder, Three Fire Engines, and one Water Tender. The average response time is 3-4 minutes within the June Lake Village vicinity. Northshore Drive runs through the site providing access from two different directions. Currently the June Lake Fire Dept. has an Insurance Service Office rating of 4. In 2003 the JLFPD had a total of 65 calls, all of which were medical related. The last structure fire was four years ago<sup>1</sup>.

### Fire Protection Impacts

The majority of the site will be a mixture of single-family home sites, duplex buildings, and four-plex buildings. The resort center will include larger buildings that are between thirty-five (35) and ninety (90) feet tall. Other portions of the site may have buildings that range from thirty-five (35) to sixty (60) feet in height.

The development will require the extension of water mains, the installation of fire hydrants, and a new water tank to meet the requirements of the California Fire Code and the California Building Code. Currently a 530,000-gallon water tank is proposed and a 376,000-gallon water tank exists to provide domestic as well as fire protection for the Rodeo Grounds project. The June Lake Public Service District will ultimately determine the water storage requirements based on requirements of the California Fire code and the California Building Code. The water infrastructure improvements including the proposed water tank will be phased in conjunction with the development of the Rodeo Grounds and the requirements of the JLFPD and the June Lake Public Utility District.

The JLFPD and Mono County have determined the fire mitigation costs for future development in the June Lake area. These fees have been determined based on current equipment and future build-out of the June Lake Area. Based on the mitigation costs and the proposed specific plan, the Rodeo Grounds Development could generate close to \$900,000 in mitigation fees to the June Lake Fire Dept. The JLFPD has been working on a second Fire Station in the Down Canyon Area, which will increase the level of service to the Rodeo Grounds. Currently the JLFPD has the necessary funding and is proceeding with the Forest Service approvals. The JLFPD has the equipment needed for both fire stations and does not anticipate needing additional equipment due to the Rodeo Grounds Development. Currently the property tax base funding for the JLFPD is \$225,000 annually, which will increase with the development of the Rodeo Grounds, which should allow the hiring of a full time Fire Chief<sup>1</sup>.

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<sup>1</sup> Bauer, Mike, Fire Chief, June Lake Fire Protection District, Personal Communication, February 18, 2003.

The JLFPD has or will have the equipment and facilities needed to serve the June Lake area at proposed build-out, including the Rodeo Grounds project. The needs of the JLFPD are not equipment or facilities, but manpower. In 1991, the JLFPD had a total of 28 volunteers<sup>2</sup>, in 2000 the JLFPD had 21 volunteers<sup>3</sup>, and currently there are 15 volunteers. However, the JLFPD does have a mutual aid agreement with neighboring communities<sup>1</sup>. The addition of the proposed 280 multifamily, single family, and employee housing units, will increase the housing available for full time residences, and should increase the pool of possible volunteer firefighters.

The first step in mitigating fire protection impacts is to create a detailed Fire Prevention Plan document for the Rodeo Ground Development, which will be created by a Fire Protection Consultant with the input and help of the June Lake Fire Protection District. This document will be submitting with the first Tentative Map application that includes a building taller than 35' or a portion of the resort center. The plan will be based on the current California Fire Code and the California Building Code, but will also take into account local conditions, such as the number of volunteers, locations of the existing and future fire stations, number and types of fire equipment, manpower, fire storage requirements, possible weather impacts, existing training and future training needs, etc. This is consistent with other Intrust Development such as Snowmass in Colorado, Lake Las Vegas, and Solitude in Utah. Single-family home sites and structures under 35' would not have a substantial negative impact to the fire prevention capabilities of the JLFPD.

Then next step is to follow the Fire Prevention Plan and the California Building and Fire Codes. All buildings will be required to meet the California Building Code and the California Fire Code. Some of the provisions found in the Building and Fire codes include: automatic sprinkler systems shall be installed in all buildings that are three or more stories in height or having 6 or more units, per section 904.2.9 of the California Building Code. Fire alarm systems shall be installed in all buildings that are three or more stories in height or having 20 or more units, per section 1007.2.12 of the California Fire Code. Any building over 4 stories or having a total floor area in excess of 13,500 sf will require a Type I fire resistive (FR) or Type II FR construction, per Table 5-b of the California Building Code. Type I FR and Type II FR construction requires all structural elements to be constructed with non-combustible materials and limits the amount of flammable materials that can be placed on the building. Fire access within 150 feet of any portion of a building will be another requirement that has been addressed in the layout of the Resort Center. Other requirements in taller buildings include having oxygen available to firefighters for search and rescue operations, pressurization of stairwells, signage requirements, additional floor hydrants, etc. The Building and Fire Codes provide requirements to construct buildings that allow firefighters the time needed to perform search and rescue operations, as well as helping the firefighters fight the fire from the inside of the building to the outside of the building.

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<sup>2</sup> Final June Lake Area Plan Environmental Impact Report by Mono Count Planning Department 1991

<sup>3</sup> June Lake Highalnds Specific Plan/Draft Environmental Impact Report, November 15,2000

### Wildland Interface and Fire Management

The Rodeo Grounds Specific Plan Area is bordered on the north and west by U.S.F.S. lands. As the project site becomes developed, the risks associated with wildland fires becomes more pronounced. The *Federal Wildland Fire Management Policy and Program* includes a number of policies designed to enhance fire protection and prevention within Wildland/Urban Interface areas. These include cooperative firefighting arrangements, hazardous fuel reduction, prevention and education programs, and technical assistance to local jurisdictions.

In addition to resource management programs on U.S.F.S. lands designed to reduce wildland fire risks, the Rodeo Grounds C.C. & R's shall include language to encourage best forest management practices and wildfire prevention within open space areas of the Rodeo Grounds. These shall include the removal of accumulations of dead vegetative materials to reduce fuel loads, the thinning and lifting of the forest canopy, the establishment of proper setbacks to adjacent structures, etc. These requirements shall be implemented with coordination between the local fire authorities, the U.S.F.S., and Mono County.